

# **LAND DEVELOPMENT FEE SCHEDULE**

**APPROVED JUNE 21, 2016**

**EFFECTIVE AUGUST 22, 2016**

**Page 1 of 25**

**S-001**

## **Permit Processing and Issuance Program**

- |   |  |
|---|--|
| A. Plan Review                            | 65% of Building Permit Fee. Applicable when plans are required beyond a plot or site plan.   |
| B. Permit Review and Processing           | 25% of Building Permit Fee. Applicable when review for compliance can be determined through a plot or site plan, or references to a master plan previously reviewed and approved by the department.  |
| C. Additional Processing                  | Applicable when additional plan review is required due to: 1) incomplete or unacceptable follow-through by applicant on deficiencies found in the initial plan review; 2) significant revisions submitted after plan review is well underway; or 3) revisions submitted during construction to reflect field changes. Fees for such reviews shall be at the hourly rates in effect at the time of plan review. |
| D. Refinery and Chemical Plant Fee        |  |
| 1. Yearly Building/<br>Grading Permit     | 10% of the actual annual valuation of building construction and grading activity. Excluded from this category are all expenditures for which individual building or grading permits are applicable.  |
| 2. Individual Building/<br>Grading Permit | For new construction, additions, or major alterations of buildings, the fees charged will be consistent with other sections of this fee schedule. For all other construction work the valuation will be based upon the actual cost of materials and labor associated with the installation of foundations and other structural items only. The permit will be calculated as per Table No. 1-A.                 |
| 3. Yearly Electrical Permit               | 1% of the actual valuation of electrical construction activity.  |

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 2 of 25

S-002

## Construction Inspection Program

### A. Building Inspection

#### 1. Building Permit

The Building Permit fee shall be as set forth in the Fee Schedule (Table No. 1-A) or \$75.00 whichever is greater.

#### 2. Energy Compliance

25% of Building Permit and Plan Review or processing fees. Applicable on all structures with heated or air-conditioned space.

#### 3. Access Compliance

25% of Building Permit and Plan Review or processing fees. Applicable on all buildings except residential use buildings with fewer than 4 dwelling units. Additions and alterations to an exempt building, and accessory structures on the same parcel with an exempt building, also are exempt from this fee.

### B. Earthquake Fee

Residential: \$10 per each \$100,000 of building valuation.

Commercial: \$20 per each \$100,000 of building valuation.

Valuation. The determination of value or valuation under any provisions of the County Building Code shall be made by the Director of Conservation and Development. The total valuation to be used with the Fee Schedule shall be determined using the Building Valuation Data contained in the Building Safety Journal, published by the International Code Council (ICC) or in the Successor magazine published by the ICC or its Successor organization. The data in the March-April issue of each year shall be used for the ensuing fiscal year. Work not listed in the Building Valuation Data shall be valued per the Building Valuation Data Supplement below, which may be modified administratively by the Director of Conservation and Development to clarify or cover additional types of work and situations.

The valuation to be used in computing the building permit fee shall be the total valuation of all construction work for which the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanently installed equipment. For industrial facilities, the value of process equipment and heavy machinery supported by the structure or by its own foundation shall be included. Contractor overhead and profit shall be included.

The valuation of grading, retaining walls, paving and other site work, and any demolition work, shall be included unless such work was included in other permits issued by the Department of Conservation and Development.

The valuation data is used to establish consistent criteria for calculating permit fees, and the calculated total valuation does not necessarily reflect actual costs. The County Assessor does not rely on this cost, but performs independent assessments of the permitted work.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 3 of 25

## BUILDING VALUATION DATA SUPPLEMENT

The work listed in this supplement shall be valued based on the gross square footage of the work, or where noted, as a lump sum. Where actual costs are higher, those costs shall be used for the valuation.

*\*3% increase effective 01/04/2016*

		\$/Sq.Ft.
1.	Residential addition -Good Quality	129.48
2.	Residential remodel (to existing floor areas) If bathrooms are added or remodeled, for each one, add lump sum of: If kitchen is remodeled, add lump sum of:	64.75 6829.38 20488.15
3.	Residential use conversion from garage, basement or unfinished area -Good Quality If bathrooms or kitchen added, include lump sum(s) as for residential remodel.	77.18
4.	Sun room with >60% glazing, cabanas, other similar structures If conditioned space and integrated with main structure, add:	50.68 79.63
5.	Patio cover (includes pre-fab types, usually with ICBO research listing) If enclosed with walls or glazing, add:	22.23 43.44
6.	Deck	21.72
7.	Retaining wall (projected sq.ft. areas of wall and footing) -concrete or CMU -wood	14.48 7.25
8.	Freestanding fence (projected area) -concrete or CMU -wood, chainlink	7.25 4.35
9.	Swimming pool, lump sum of:	34146.91
10.	Remodel or tenant improvement work in commercial buildings Type I and II Construction Type III, IV and V Construction If restrooms are added or relocated - add lump sum for each: If commercial kitchen is added - add lump sum of:	43.44 36.20 13658.77 40976.29
11.	Reroofing -Built up, composition shingles, foam -Treated wood, metal and proprietary products -Tile - masonry, clay, concrete	4.35 5.08 6.51

## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 4 of 25

12.	Mobile home on permanent foundation (based on square footage of mobile home)	14.48
13.	Moved building (for existing s.f. any added s.f. shall be at "average quality" valuation)	43.44
14.	Agricultural/husbandary buildings	
	-Pole construction	13.97
	-Wood construction	21.70
	-Steel construction	24.89

### B. Electrical Inspection Fees

1.	New dwelling	15% of the Building Permit Fee.
2.	Addition or alteration to dwelling unit	20% of the Building Permit Fee, \$75.00 minimum.
3.	New commercial building	25% of the Building Permit Fee, \$75.00 minimum.
4.	Shell building	5% of the Building Permit Fee, \$75.00 minimum.
5.	Commercial alterations & tenant improvements	20% of the Building Permit Fee, \$75.00 minimum.
6.	Electrical Permit	\$75.00 minimum. *See note below.

\* An electrical permit is required for all electrical work regulated by the Electrical Code. Fees for work not included in Items 1 - 5 above shall be calculated using Table 1-A and based on the contract amount of the electrical work. Where such electrical work is performed in conjunction with a building permit, the fee may be added to that permit, and a separate electrical permit is not required.

### C. Mechanical Inspection Fees

1.	New dwelling	10% of the Building Permit Fee.
2.	Addition or alteration to dwelling unit.	15% of the Building Permit Fee, \$75.00 minimum.
3.	New commercial building	15% of the Building Permit Fee, \$75.00 minimum.
4.	Shell building	5% of the Building Permit Fee, \$75.00 minimum.
5.	Commercial alterations & tenant improvements	10% of the Building Permit Fee, \$75.00 minimum.

## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 5 of 25

6. Mechanical Permit \$75.00 minimum. \*See note below.

\* A mechanical permit is required for all mechanical work regulated by the Mechanical Code. Fees for work not included in Items 1 - 5 above shall be calculated using Table 1-A and based on the contract amount of the mechanical work. Where such mechanical work is performed in conjunction with a building permit, the fee may be added to that permit, and a separate mechanical permit is not required.

### D. Plumbing Inspection Fees

- |    |  |  |
|----|--|--|
| 1. | New dwelling                                 | 15% of the Building Permit Fee.                  |
| 2. | Addition or alteration to dwelling unit      | 20% of the Building Permit Fee, \$75.00 minimum. |
| 3. | New commercial building                      | 20% of the Building Permit Fee, \$75.00 minimum. |
| 4. | Shell building                               | 5% of the Building Permit Fee, \$75.00 minimum.  |
| 5. | Commercial alterations & tenant improvements | 15% of the Building Permit Fee, \$75.00 minimum. |
| 6. | Plumbing Permit                              | \$75.00 minimum. *See note below.                |

\* A plumbing permit is required for all plumbing work regulated by the Plumbing Code. Fees for work not included in Items 1 - 5 above shall be calculated using Table 1-A and based on the contract amount of the work. Where such plumbing work is performed in conjunction with a building permit, the fee may be added to that permit, and a separate plumbing permit is not required.

### E. Miscellaneous Fees

1. Reinspections. When return trips to the site by an inspector are necessary as specified below, a reinspection fee shall be charged as follows:
- a. For building permits with total valuations not exceeding \$5,000, \$50 per trip.
  - b. For building permits with total valuations of more than \$5,000, \$100 per trip.
  - c. For electrical, mechanical and plumbing permits on residential buildings, \$50 per trip.
  - d. For electrical, mechanical and plumbing permits on non-residential buildings, \$100 per trip.

Situations where reinspection fees shall be applicable include the following:

- a. When the work for a called inspection is not ready or not accessible to the inspector.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 6 of 25

- b. When extra inspections are necessary due to deficient or defective work through fault or error of the owner or contractor. One such extra inspection will be made for each phase of work that requires inspection (i.e. foundation, rough electric, etc.) under the regular fees prescribed in this section. A reinspection fee shall be charged for each additional visit or inspection thereafter.
  - c. When more than one inspection is made on a phase of work (i.e., "partial inspections") that normally is inspected in one trip. The fee may be waived when partial inspections are necessary due to the large size of the project, or when the inspections do not adversely affect the efficiency of the inspector.
- 2. Owner-requested inspection of an existing building. The fee shall be based on an hourly rate @ \$90 per hour, with 1 hour minimum. If overtime is required the rate shall be \$180 per hour with a 1-hour minimum.
  - 3. Inspection for Change of Occupancy. The fee shall be based on an hourly rate @ \$90 per hour, with 1-hour minimum.
  - 4. Investigation of work without permit. When a Stop Work Notice is issued for work being performed without permits or performed beyond the scope of existing permits, a special investigation and inspection shall be made before permits may be issued for such work. An investigation fee shall be charged equal to two times the amount of all permit fees required by this ordinance, with a minimum of \$250. The fee is additive to the permit fees. This provision shall not apply to emergency work when it can be proven to the satisfaction of the Director of Building Inspection that such work was urgently necessary, that it was not practical to obtain a permit before the work was commenced, and that a permit was applied for as soon as practical.
  - 5. Abatement of Code Violations.  
Building: Abatement costs: When an RF (Report Form) is issued as a result of an inspection of a property, and compliance is required to correct violations found, or permits are required to legalize work previously performed without building permits, a code enforcement cost shall be charged equal to two times the amount of all permit fees required by this ordinance, with a minimum of \$250. Where repeat visits are required before the owner complies or obtains the required permits, a reinspection cost of \$100 per trip shall be charged after the second trip. Where repeat visits are necessary after compliance or permit issuance to enforce the abatement work, a reinspection cost of \$100 per trip shall be charged after the second trip. The costs in this section are additive to the permit fees.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 7 of 25

Zoning: When Code Enforcement activities are required as a result of an inspection of a property and compliance is required to correct violations found, or permits are required for compliance, a code enforcement cost shall be charged equal to the amount of all permit fees required by this ordinance, with a minimum of \$250. Where repeat visits are required before the owner complies or obtains the required permits, a reinspection cost of \$100 per trip shall be charged. Where repeat visits are necessary after compliance or permit issuance to enforce the abatement work, a reinspection cost of \$100 per trip shall be charged. The costs in this section are additive to the permit fees.

6. Renewal fee for an expired permit:

- For Final Inspection: 10% of the current building valuation will be used as the basis for the calculation of the building permit fee.
- For permits that have expired within one year after issuance date: the permit fee will be 50% of the sum of the original building, electrical, mechanical and plumbing fees.
- For permits that have expired more than 180 days after the last inspection occurred: full fee is applicable.

S-003 Grading Plan Check/Inspection

Improvement Value:

\$100,000 or less  
\$100,001 to \$1,000,000  
Over \$1,000,000

Fee:

The greater of 5% or \$100.  
\$5,000 plus 4% of amount in excess of: \$100,000.  
\$41,000 plus 3% of amount in excess of: 1,000,000.

Additional fee if:

Work goes over 1 year  
Work goes over 2 years

1% of uncompleted work + \$100.  
2% of uncompleted work + \$100.

S-004 Building Demolition Review \$100 permit.

S-005 Mobile Home Park Annual Inspection \$25 plus \$2 per lot for licensing, plus \$4 per mobile home lot for annual inspection.

S-006 Mobile Home Permit Inspection  
Application: \$20.  
Inspection: \$100 plus \$30 for each half hour over one hour.  
Reinspection: \$60 plus \$30 for each half hour over one hour.

S-007 Permanent Mobile Home Inspection Same as construction inspection. (S-002)



## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 8 of 25

S-008	R-Form Complaint Investigation	Costs are offset by a portion of the 40% surcharge collected on building permit fees. To the extent surcharge revenues are insufficient, costs are absorbed by the operations reserve.
S-009	R-Form Site Investigation	\$200 per investigation plus County's fully burdened hourly rates for travel time outside the County.
S-010	County Code Compliance	\$200 per report.
S-011	Records Information Research	<u>Retrieval/research fee:</u> \$60 per hour, \$15 minimum. Photocopy charges at published rates.  <u>Documents requested to be certified have an additional charge:</u> <div style="margin-left: 400px;"><u>First page:</u> \$4.50 <u>Add'l pages:</u> \$1.00 each</div>
S-012	Subpoena Services	Evidence reproduction: \$60 per hour, \$15 minimum Witness summons: Time and materials plus mileage, \$150 deposit.
S-013	Certificate of Compliance Review/ Determination of Legal Lot	\$1,000 minimum deposit, time and materials.
S-014	Development Plan Review (Multiple-family/Commercial/ Office/ Industrial)	\$6,000 minimum deposit plus Multiple-family: \$195 per unit. Commercial, Office, Industrial: \$.20 sq.ft. Time and materials.
S-015	Development Plan Review (Exterior Change)	\$2,900 minimum deposit. Time and materials.
S-016	Development Plan Review (No Exterior Change)	\$2,000 minimum deposit. Time and materials.
S-017	Time Extension (Administrative)	\$200 fee.
S-018	Time Extension (Public Hearing)	\$600 fee.
S-019	General Plan Amendment Review	\$5,000 plus \$100 per acre minimum deposit. Time and materials. \$3,500 nonrefundable fee for General Plan Maintenance.
S-019A	Specific Plan Amendment	\$5,000 minimum deposit. Time and materials.



## **LAND DEVELOPMENT FEE SCHEDULE**

**APPROVED JUNE 21, 2016**  
**EFFECTIVE AUGUST 22, 2016**  
**Page 9 of 25**

S-019B	General Plan Amendment Feasibility Request	\$750 fee credited towards subsequent General Plan Amendment application.
S-020	General Plan Maintenance	Costs are offset by the 40% surcharge on building permit fees. To the extent such fees are insufficient, costs will be absorbed by the operations reserve.
S-021	Land Use Permit (Quarry)	\$5,600 minimum deposit plus \$75 per acre. Time and materials.
S-022	Land Use Permit (Quarry Reclamation Plan)	\$1,780 minimum deposit plus \$75 per acre. Time and materials.
S-023	Land Use Permit (Caretaker Mobile Home)	\$2,000 minimum deposit. Time and materials.
S-024	Land Use Permit (Family Member Mobile Home)	\$750 minimum deposit. Time and materials. \$150 with proof of financial hardship of property owner.
S-025	Land Use Permit (Residential Care Facility)	\$3,000 minimum deposit. Time and materials.
S-026	Land Use Permit (Home Occupation)	\$500 minimum deposit. Time and materials.
S-027	Land Use Permit (Take Out Food)	\$2,700 minimum deposit. Time and materials.
S-027A	Land Use Permit (Second Unit)	\$1,000 minimum deposit. Time and materials.
S-027B	Land Use Permit (Additional Residence)	\$2,000 minimum deposit. Time and materials.
S-028A	Land Use Permit (Development Plan Combination)	\$2,000 minimum deposit plus Development Plan deposit. Time and materials.
S-028B	Land Use Permit (Development Plan Combo, Minor Revisions/Amendments)	\$500 minimum deposit. Time and materials.
S-029	Land Use Permit (Other)	\$2,700 minimum deposit plus ½ % of value of project over \$100,000. Time and materials.
S-029A	Land Use Permit (Solid Waste Disposal Review)	\$10,000 minimum deposit. Time and materials.
S-030	Land Use Permit (Administrative Permit - Gas Well)	\$570 minimum deposit. Time and materials.
S-031	Land Use Permit (Gas Well Ordinance)	\$2,060 minimum deposit. Time and materials.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 10 of 25

S-032	Lot Line Adjustment Review	\$50 per adjusted parcel. \$500 minimum.
S-033	Tentative Subdivision Map Review - Major	<u>5-30 lots/units</u> \$5,490 minimum deposit plus \$185 per lot/unit 5-30. Time and materials. <u>31-100 lots/units</u> \$11,500 minimum deposit plus \$96 per lot/unit 31-100. Time and materials. <u>101 or more lots/units</u> \$18,200 minimum deposit plus \$64 per lot/unit 101 and up. Time and materials.
S-033A	Development Agreement	\$1,000 minimum deposit. Time and materials.
S-033B	Development Impact Fee Deferral	\$500 – Agreement must be executed and recorded as lien on property for deferral of Area of Benefit, Child Care, Inclusionary Housing, Park Impact, Police Services, and Traffic Impact Fees. Sunsets December 31, 2011.
S-034	Tentative Subdivision Map Review - Minor	\$4,800 minimum deposit plus \$300 per lot/unit. Time and materials.
S-034A	Reversion to Acreage	\$1,500 minimum deposit. Time and materials.
S-035	Condo Conversion Tentative Map	<u>1 - 30 lots/units</u> \$1,910 minimum deposit plus \$140 per lot/unit 1 - 30. <u>31 - 100 lots/units</u> \$6,104 minimum deposit plus \$105 per lot/unit 31 - 100. <u>101/or more lots/units</u> \$13,454 minimum deposit plus \$70 per lot/unit 101 and up. Time and materials.
S-036	Lot Split	\$2,000 minimum deposit. Time and materials.
S-036A	Undersized Lot Review	\$150 fee. If public hearing is requested, \$500 minimum deposit in addition to review fee. Time and materials.
S-037	Planned Unit Development Rezoning Review - Residential	<u>1-30 units</u> \$4,185 minimum deposit plus \$128 per unit. <u>1-100 units</u> \$8,025 minimum deposit plus \$96 per unit 31 - 100. <u>1-101/up</u> \$14,745 minimum deposit plus \$64 per unit 101 and up. Time and materials.

## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 11 of 25

S-038	Planned Unit Development Rezoning Review - Commercial/Industrial	\$6,200 minimum deposit plus \$.15 per sq.ft. of floor area over 25,000 sq. ft. Time and materials.
S-039A	Planned Unit Development Final Development Plan Review/New	\$3,500 minimum deposit. Time and materials.
S-039B	Planned Unit Development Final Development Plan Review/Non-Substantial Modification	\$1,000 minimum deposit. Time and materials.
S-039C	Planned Unit Development Final Development Plan Review/ Substantial Modification	\$3,000 minimum deposit. Time and materials.
S-040	Planned Unit Development Tentative Subdivision Map Review	\$2,850 minimum deposit. Time and materials.
S-041	Rezoning Review - Commercial/Industrial	\$6,500 minimum deposit. Time and materials.
S-042	Rezoning Review - Other	\$2,500 minimum deposit. Time and materials.
S-043	Police Services District Formation	\$800 fee.
S-044	Zone Variance	\$1,000 minimum deposit. Time and materials.
S-045	Sign Review	<u>Minor modification:</u> \$550 fee. <u>Public hearing:</u> Additional \$800 deposit towards time and materials.
S-045A	Address Change/Private Road Name Change	\$500 fee plus \$100 per address over 10.
S-046	Request for Determination	\$200 fee.
S-046A	Accelerated Review	Non-refundable deposit equal to 30% of amount of consultant contract plus time and materials.
S-047A	Zoning Administrator Appeal - Land Use Permit	\$125 filing fee. Time and materials charged to applicant.
S-047B	Zoning Administrator Appeal - Minor Subdivision	\$125 filing fee. Time and materials charged to applicant.

## **LAND DEVELOPMENT FEE SCHEDULE**

**APPROVED JUNE 21, 2016  
EFFECTIVE AUGUST 22, 2016**

**Page 12 of 25**

S-047C	Zoning Administrator Appeal - Major Subdivision	\$125 filing fee. Time and materials charged to applicant.
S-047D	Zoning Administrator Appeal - Other	\$125 filing fee. Time and materials charged to applicant.
S-047E	Planning Commission Agenda Mailing Service	\$25 per year plus \$5 per year for each additional agenda.
S-048	Fish and Game - Posting Fee Administrative Fee	\$50 fee. \$25 fee.
S-048A	Appeal to the Board - Land Use Permit	\$125 filing fee. Time and materials charged to applicant.
S-048B	Appeal to the Board - Minor Subdivision	\$125 filing fee. Time and materials charged to applicant.
S-048C	Appeal to the Board - Major Subdivision	\$125 filing fee. Time and materials charged to applicant.
S-048D	Appeal to the Board - Other	\$125 filing fee. Time and materials charged to applicant.
S-049	Reconsideration Review	\$125 filing fee. Time and materials.
S-049A	Condition of Approval Modification Review	\$500 fee. Time and materials with \$1,000 deposit if modification goes to public hearing.
S-049B	Modification of Official Document	\$250 fee.
S-050	Agricultural Preserve Rezoning Review	\$1,000 minimum deposit. Time and materials.
S-050A	Agricultural Preserve Contract	\$500 deposit. Time and materials.
S-051	Agricultural Preserve Cancellation Review	\$5,400 minimum deposit. Time and materials.

## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 13 of 25

S-051A	Preapplication Review	
	<u>Minor Subdivision, Minor Land Use Permit, Development Permit</u> (not more than one building)	\$500 fee. All additional costs charged to future application, credit given for fee paid.
	<u>Major Subdivision</u> up to 100 lots	\$750 fee. All additional costs charged to future application, credit given for fee paid.
	101 - 250 lots	\$950 fee. All additional costs charged to future application, credit given for fee paid.
	<u>Major Residential, Commercial or Industrial Development</u> (more than one building)	\$1,000 fee. All additional costs charged to future application, credit given for fee paid.
S-051B	Agricultural Preserve Non-Renewal Notice	\$300 minimum deposit. Time and materials.
S-051C	Annual Review of Quarry Reclamation	\$1,000 fee plus \$2 per acre.
S-051D	Permit for Alteration of Protected Trees	\$500 minimum deposit. Time and materials.
S-051F	Heritage Tree (appeal)	\$50 minimum deposit plus time and materials.
S-051G	Heritage Tree (nomination)	\$100 fee per tree.
S-051H	Heritage Tree (removal permit)	\$1,000 minimum deposit plus time and materials.
S-051J	Heritage Tree (encroachment permit)	\$500 minimum deposit plus time and materials.
S-052	Land Development Surcharge	40% surcharge on building permits.
S-052A	Fee Services Clerical	Costs to be offset by a portion of the Planning Surcharge. To the extent such revenues are insufficient, costs will be absorbed by the operations reserve.
S-052B	Notification List Services	\$1.50 per address plus \$30.
S-053	Mitigation/ Condition of Approval Compliance Monitoring	\$1,500 minimum deposit plus time and materials.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 14 of 25

S-056	Hazardous Waste Application Review	
	<u>Determination</u>	\$2,440 minimum deposit plus time and materials.
	<u>Monitoring 86/100</u>	\$2,900/year minimum deposit plus time and materials.
	<u>Mitigation Monitoring</u> <u>(non 86/100)</u>	Time and materials.
S-057	Environmental Impact Review	Contract amount plus 30% administrative surcharge. Time and materials.
S-059	County Water Agency Wetland Review	\$500 minimum deposit. Time and materials.
S-060	Records Information Research	<u>Retrieval/research fee:</u> \$60 per hour, \$15 minimum. Photocopy charges at published rates.  <u>Documents requested to be certified have an additional charge:</u> <u>First page:</u> \$4.50. <u>Add'l pages:</u> \$1.00 each.
S-060A	Geologic Review	Contract amount. Time and materials. <u>Major Subdivision:</u> Deposit of \$750 <u>Minor Subdivision:</u> Deposit of \$1,500 <u>Others:</u> Deposit based on estimated contract amount. Deposit to be paid at submittal application or submittal of soil report whichever is earlier.
S-060B	Landscaping and Tree Protection Agreement	Time and materials charged against \$100 minimum initial deposit.
S-060C	COA Compliance Check for Building Permit Issuance	<u>Minor Developments -</u> \$500 minimum deposit. Time and materials.  <u>Major Developments -</u> \$1,000 minimum deposit. Time and materials.
S-060D	Liquor License Site Determination	\$525 fee
S-060E	Gun Ordinance Annual License	\$250 fee.
S-060F	Deemed Approved Annual Fee	\$400 yearly fee per ABC license

## **LAND DEVELOPMENT FEE SCHEDULE**

**APPROVED JUNE 21, 2016  
EFFECTIVE AUGUST 22, 2016**

**Page 15 of 25**

S-060G	Subpoena Services	Evidence reproduction: \$60 per hour, \$15 minimum. Witness summons: Time and materials plus mileage, \$150 deposit.
S-060H	Temporary Events	\$150 deposit – Time and materials - \$2,500 cap.
S-060I	Home Occupation Permit (Admin.)	\$50 fee.
S-060J	Meteorological Tower Permit (Admin.)	\$1,000 minimum deposit plus time and materials.
S-060K	Wireless Facility Access Permit	\$4,000 minimum deposit plus time and materials.
S-060L	Wireless Facility Minor Alteration Permit	\$1,000 minimum deposit plus time and materials.
S-060M	Wireless Facility Collocation Permit	\$1,000 minimum deposit plus time and materials.
S-061	Growth Management Task Force Review	Costs offset by portion of 40% surcharge on Building Review Permit fees. To the extent such revenues are insufficient, costs will be absorbed by the operations reserve.
S-062	Growth Management Plan	CCTA funds program annually, as long as County was in compliance in prior year. Allocation of funding internally is determined by the Board of Supervisors.  Excess costs over annual funding determined by Board of Supervisors is offset by 40% surcharge on building permit fees and the operations reserve.
S-063	California Environmental Quality Act Review County Projects - Non EIR	Time and materials excluding general overhead.
S-064	California Environmental Quality Act Review County Projects -EIR	Time and materials excluding general overhead.
S-065	Child Care Application Review	\$1,000 minimum deposit. Time and materials.
S-066	Code Enforcement	Costs are offset by 40% surcharge on building permit fees. To the extent such revenues are insufficient, costs will be absorbed by the operations reserve.
S-066A	Late Filing of Development Permit Application	Nonrefundable penalty equal to 50% of application fee or deposit amount.



# **LAND DEVELOPMENT FEE SCHEDULE**

**APPROVED JUNE 21, 2016**

**EFFECTIVE AUGUST 22, 2016**

**Page 16 of 25**

S-067

Counter Information

Costs are offset by 40% surcharge on building permit fees. To the extent such revenues are insufficient, costs will be absorbed by the operations reserve.

## **LAND DEVELOPMENT FEE SCHEDULE**

**APPROVED JUNE 21, 2016**

**EFFECTIVE AUGUST 22, 2016**

**Page 17 of 25**

### **FEES FOR NORTH RICHMOND PLANNED UNIT DISTRICT AREA**

S-NR01	Administrative Permits	\$300 deposit, plus time and materials.
S-NR02	Land Use Permit – Automotive Uses	\$1,000 deposit, plus time and materials.
S-NR03	Land Use Permit	\$500 deposit, plus time and materials.
S-NR04	Development Permit	\$1,000 deposit, plus time and materials.
S-NR05	Lot Line Adjustment	\$150 fee per parcel, plus time and materials.
S-NR06	Annual Monitoring Fee	\$50 fee, plus time and materials.
S-NR07	Home Occupation	\$50 fee, plus time and materials.

### **FEES FOR RODEO PLANNED UNIT DISTRICT AREA**

S-RD01	Administrative Permits	\$300 deposit, plus time and materials.
S-RD02	Land Use Permit – Automotive Uses	\$1,000 deposit, plus time and materials.
S-RD03	Land Use Permit	\$500 deposit, plus time and materials.
S-RD04	Development Permit	\$1,000 deposit, plus time and materials.
S-RD05	Lot Line Adjustment	\$150 fee per parcel, plus time and materials.
S-RD06	Annual Monitoring Fee	\$50 fee, plus time and materials.
S-RD07	Home Occupation	\$50 fee, plus time and materials.

### **FEES FOR BAY POINT PLANNED UNIT DISTRICT AREA**

S-BP01	Administrative Permits	\$300 deposit, plus time and materials.
S-BP02	Land Use Permit - Automotive Uses	\$1,000 deposit, plus time and materials.
S-BP03	Land Use Permit	\$500 deposit, plus time and materials.
S-BP04	Development Permit	\$1,000 deposit, plus time and materials.
S-BP05	Lot Line Adjustment	\$150 fee per parcel, plus time and materials.
S-BP06	Annual Monitoring Fee	\$50 fee, plus time and materials.
S-BP07	Home Occupation	\$50 fee, plus time and materials.

# **LAND DEVELOPMENT FEE SCHEDULE**

**APPROVED JUNE 21, 2016**

**EFFECTIVE AUGUST 22, 2016**

**Page 18 of 25**

## **FEES FOR MONTALVIN MANOR PLANNED UNIT DISTRICT AREA**

S-MM01	Administrative Permits	\$300 deposit, plus time and materials.
S-MM02	Land Use Permit – Automotive Uses	\$1,000 deposit, plus time and materials.
S-MM03	Land Use Permit	\$500 deposit, plus time and materials.
S-MM04	Development Permit	\$1,000 deposit, plus time and materials.
S-MM05	Lot Line Adjustment	\$150 fee per parcel, plus time and materials.
S-MM06	Annual Monitoring Fee	\$50 fee, plus time and materials.
S-MM07	Home Occupation	\$50 fee, plus time and materials.

## **FEES FOR EL SOBRANTE PLANNED UNIT DISTRICT AREA**

S-ES01	Administrative Permits	\$300 deposit, plus time and materials.
--------	------------------------	---

## **AFFORDABLE HOUSING REFINANCING PROCESS FEES**

S-HM01	Multi-Family Affordable Housing Refinancing Fee	\$1,000 deposit plus time and materials.
S-HS01	Single-Family Affordable Housing Refinancing Fee	\$350 deposit plus time and materials.
S-MCC01	Mortgage Credit Certificate Insurance	\$300 deposit plus time and materials.
S-RMCC1	Reissued Mortgage Credit Certificate	\$300 deposit plus time and materials.
S-MCC02	Replacement lost mortgage credit and reissued mortgage credit certificate	\$100 deposit plus time and materials.
S-MCC03	MCC Lender Participation	\$400 deposit plus time and materials.
S-MCC04	MCC Lender Participation Annual Renewal	\$200 deposit plus time and materials.

## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 19 of 25

### **IN-LIEU FEES FOR INCLUSIONARY HOUSING ORDINANCE – APPLIES TO PROJECTS WITH 5 THROUGH 125 UNITS ONLY. FEES ARE NOT ALLOWED ON PROJECTS WITH MORE THAN 125 UNITS EXCEPT FOR FRACTIONAL UNITS**

Fees are one option for compliance. See Ordinance for requirements and options for any project of five or more units. Fees may be paid on a fraction of a unit if the calculation of the required number of inclusionary units in a project results in a fraction of a unit.

Developments of 5 or more units must provide 15% of the units as affordable.

For-sale developments must have 80% of the inclusionary units (12% of total units) as affordable to moderate income households and 20% of the inclusionary units (3% of total units) as affordable to lower income households.

Rental developments must have 80% of the inclusionary units (12% of total units) as affordable to lower income households and 20% of the inclusionary units (3% of total units) as affordable to very-low income households.

Refer to Ordinance for income definitions.

Fee amounts are based on the formula in Section 822.4404(b) of the ordinance.

S-IH1	FOR SALE HOUSING	Fee equals 12% of total number of units in the development times \$0 plus 3% of total number of units in the development times \$129,163; i.e., $[(0.12 \times \text{total units})(\$0) + (0.03 \times \text{total units})(\$129,163)]$ or \$3,874.89 per market rate unit.]
S-IH2	RENTAL HOUSING	<i>*Rental Housing in-lieu fees are suspended effective December 15, 2009</i>
S-068	Final Map Check (Major)	Deposit of \$1,500 plus \$25 per lot. 50% surcharge for accelerated review if available. Lot line revisions after the first check \$25 per affected lot. Time and materials.
S-069	Parcel Map Check	Deposit of \$1,500 plus \$25 per lot. 50% surcharge for accelerated review if available. Lot line revisions after the first check are \$25 per affected lot. Time and materials.
S-070	Record of Survey Check	The fee is actual time at the County's fully burdened hourly rates charged against an initial deposit of \$500, and additional deposits as necessary. The minimum fee is \$200.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 20 of 25

S-072	Public Improvement Plan Check (Major) Based on Improvement Value: <u>\$25,000 or less</u> <u>\$25,001-\$50,000</u> <u>More than \$50,000</u>	Deposit of: \$1,500 + 8% of improvement value. \$3,500 + 6% of amount over \$25,000. \$5,000 + 2% of amount over \$50,000. Time and materials. 50% surcharge for accelerated review if available.
S-073	Public Improvement Plan Check (Minor) Based on Improvement Value: <u>\$25,000 or less</u> <u>\$25,001-\$50,000</u> <u>More than \$50,000</u>	Deposit of: \$1,500 + 8% of improvement value. \$3,500 + 6% of amount over \$25,000. \$5,000 + 2% of amount over \$50,000. Time and materials. 50% surcharge for accelerated review if available.
S-074A	Public Improvement Plan Check (LUP) Based on Improvement Value: <u>\$25,000 or less</u> <u>\$25,001-\$50,000</u> <u>More than \$50,000</u>	Deposit of: \$1,500 + 8% of improvement value. \$3,500 + 6% of amount over \$25,000. \$5,000 + 2% of amount over \$50,000. Time and materials. 50% surcharge for accelerated review if available.
S-075	Public Improvement Plan Check (Development Plan) Based on Improvement Value: <u>\$25,000 or less</u> <u>\$25,001-\$50,000</u> <u>More than \$50,000</u>	Deposit of: \$1,500 + 8% of improvement value. \$3,500 + 6% of amount over \$25,000. \$5,000 + 2% of amount over \$50,000. Time and materials. 50% surcharge for accelerated review if available.
S-076	Drainage Review (No Improvement Plan)	\$700 deposit. Time and materials.
S-076A	Condition of Approval Compliance Check (No Improvement Plan)	\$1,000 deposit. Time and materials.
S-076B	Improvement Agreement Extension	\$250 if documents signed and submitted 21 days before agreement expires, \$400 thereafter.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 21 of 25

S-076C	Public Improvement Plan -Bridge/Major Structure	\$2,000 + 6% of improvement value. Time and materials.
S-077	Public Improvement Inspection (Major) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001 or more</u>	Deposit of: \$1,500 + 6.5% of improvement value. \$3,500 + 4.5% of amount over \$101,000. Time and materials. M & T Lab retests at scheduled test prices.
S-077A	Public Improvement Inspection - Bridge/Major Structure	Deposit of: \$1,500 + 7% of improvement value. Time and materials. M & T Lab retests at scheduled test prices.
S-078	Public Improvement Inspection (Minor) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001 or more</u>	Deposit of: \$1,500 + 6.5% of improvement value. \$8,000 + 4.5% of amount over \$100,000. Time and materials. M & T Lab retests at scheduled test prices.
S-079	Public Improvement Inspection (Land Use Permit) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001 or more</u>	Deposit of: \$1,500 + 6.5% of improvement value. \$8,000 + 4.5% of amount over \$100,000. Time and materials. M & T Lab retests at scheduled test prices.
S-080A	Public Improvement Inspection (Development Plan) Based on Improvement Value: <u>\$100,000 or less</u> <u>\$100,001 or more</u>	Deposit of: \$1,500 + 6.5% of improvement value. \$8,000 + 4.5% of amount over \$100,000. Time and materials. M & T Lab retests at scheduled test prices.
S-081C	Public Improvement Plan Review - Landscaping	\$500 deposit plus 2% of improvement value. Time and materials.

## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 22 of 25

S-081D	Subdivision Monument Check	1 -2 monuments	\$500.00
		3 -5 monuments	\$750.00
		6-9 monuments (per monument)	\$125.00
		10 or more monuments (per monument)	\$120.00
		Time and materials.	
S-081E	Application Review - Encroachment Permit (small) (driveway, sidewalk repairs, small retaining walls, sewer laterals or water service by property owner, etc.)	\$35.00 fee plus \$500 cash bond required for work in the street.	
S-081F	Application Review - Encroachment Permit (large)	Deposit determined by staff based on valuation with a \$300 initial deposit. One hour minimum. Time and materials at fully burdened hourly rates. Bond may be required.	
S-081G	Application Review - Encroachment Permit (utilities)	Time and materials using fully burdened hourly rates. One hour minimum.	
		"Blanket" permit style services are available upon request for routine utility work within the right of way.	
S-082B	Public Improvement Inspection - Landscaping	\$500 plus 8% of improvement value. Time and materials.	
S-082C	Encroachment Permit Inspection (small) (driveways, sidewalk repairs, small retaining walls, etc.)	\$100 fee. Unpermitted inspection fee is double inspection and permit fee.	
		Non-notification for inspection: \$100 plus time and materials.	
S-082D	Encroachment Permit Inspection (large) (If engineering plans required for street excavation)	Time and materials. One hour minimum. \$300 + \$1,000 initial deposit charged at time and materials.	
		Non-notification for inspection: \$100 plus time and materials.	
S-082E	Encroachment Permit Inspection (utilities)	Time and materials. One hour minimum. \$300 + \$1,000 initial deposit charged at time and materials.	
		Non-notification for inspection: \$100 plus time and materials.	



# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016  
EFFECTIVE AUGUST 22, 2016

Page 23 of 25

S-083	Flood Control District Encroachment	<u>Construction Permit Review</u> - Time and materials. \$400 initial deposit.  <u>Inspections</u> - Time and materials. Initial deposit is the larger of \$1,000 or 10% of project valuation.  <u>Temporary Right of Entry</u> - Time and materials. \$400 initial deposit.  <u>Non-inspection Notification for Permitted Work</u> - \$100 plus actual cost of inspection.
S-084A	Drainage Permit Application	Time and materials against initial deposit determined by staff. \$100 minimum.
S-084B	Drainage Permit Inspection	Time and materials against initial deposit determined by staff. \$100 minimum.
S-085A	Miscellaneous Road Permit Application (house move)	Time and materials. \$500 initial deposit.
S-085B	Miscellaneous Road Permit Application (house move inspection)	Time and materials. \$500 initial deposit.
S-085C	Miscellaneous Road Permit Application (extra-legal load)	Permit fee set by State. Premium billing service \$100 per year plus \$100 security deposit.
S-085D	Miscellaneous Road Permit Application (temporary road closure - construction)	For-profit applicant \$300.00 Not-for-profit applicant \$35.00
S-085E	Miscellaneous Road Permit Application (temporary road closure - special events)	For-profit applicant \$300.00 Not-for-profit applicant \$35.00
S-085F	Miscellaneous Road Permit Application (extension/modification)	\$125 per extension/modification.
S-085G	Road Acceptance Plan Review	Same as S-072, S-073, S-074A, S-075 as applicable. Time and materials.
S-085H	Road Acceptance Inspection	Same as S-077, S-078, or S-080A as applicable. Time and materials.

# LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 24 of 25

S-086	Street Vacation Review	<p><u>If an in-use area:</u> Actual time spent at County's fully burdened hourly rates charged against a \$1,700 deposit.</p> <p><u>If an unused area:</u> Actual time spent at County's fully burdened hourly rates charged against a \$900 deposit. Additional mapping fee if map is required, as follows:</p> <p><u>If map exists:</u> Actual time spent at County's fully burdened hourly rates charged against a \$1,000 deposit.</p> <p><u>If no map exists:</u> Time and materials against a \$2,700 deposit.</p>
S-086A	Floodplain Management Compliance	\$30 per parcel.
S-086B	Flood Zone/Base Flood Elevation Determination	<p><u>Flood Zone Determination:</u> \$50 per lot, \$300 maximum for a group of adjacent lots. If site visit required: \$250 plus \$50 per lot; \$550 maximum for a group of adjacent lots.</p> <p><u>Base Flood Elevation:</u> Time and materials, initial deposit determined by staff based upon complexity of project.</p>
S-086C	Floodplain Management Permit Application	\$325 per application. Time and materials.
S-086D	Floodplain Elevation Certification	\$200 per lot.
S-086E	Floodplain Map Revision/Amendment	<p>Floodplain Map Amendment: \$500. Base map revision, \$35 per lot. Time and materials.</p>
S-087	Assessment District Bond Segregation	<p>Segregation initiated by owner or County: \$1,000 + \$30 per lot.</p> <p>Segregation initiated by developer's engineer: time and materials. \$200 initial deposit. \$100 minimum.</p>
S-088	Certificate of Correction	Time and materials. \$500.00 initial deposit.
S-088A	Adopt-a-Road	\$500 per application.

## LAND DEVELOPMENT FEE SCHEDULE

APPROVED JUNE 21, 2016

EFFECTIVE AUGUST 22, 2016

Page 25 of 25

S-088B	Adopt-a-Park	\$250 per application.
S-088C	Road Name Change (public road)	\$200 plus \$200 installation charge for first intersection, \$50 per intersection thereafter.
S-088D	Corner Record Check	Fee same as fee for recording a document at the Recorder's Office.
S-088F	Base Map Revision	\$25 per lot. This fee is waived if the parcel maps or final maps are submitted on computer disk.
S-088H	Amended Map Revision	Time and materials plus base map revision fee of \$25 per lot for altered lots. \$1,000 initial deposit.
S-088I	Records Information Research/ Survey Assistance	<u>Retrieval/Research fee:</u> \$60 per hour, \$15 minimum. Photocopy charges at published rates.  <u>Documents requested to be certified have an additional charge:</u> <u>First page:</u> \$4.50 <u>Add'l pages:</u> \$1.00 each
S-088J	Subpoena Services	Evidence reproduction: \$60 per hour, \$15 minimum.  Witness summons: Time and materials plus mileage, \$150 deposit.
S-088L	Computer Map and Data Requests	Prices to be set using time and materials, including the cost of data development.

**Contra Costa County  
Building Permit Fees (Table 1-A)**

<b>Table 1-A Building Permit Fees</b>	
<b>Total Valuation</b>	<b>Fee</b>
<b>\$.01 to \$500.00</b>	<b>\$75</b>
<b>\$500.01 to \$2000.00</b>	<b>\$75</b>
<b>\$2000.01 to \$25,000.00</b>	<b>\$75 for the first \$2000.01, plus \$13.75 for each additional \$1000.00, or fraction thereof, to and including \$25,000.00</b>
<b>\$25,000.01 to \$50,000.00</b>	<b>\$391.25 for the first \$25,000.01 plus \$9.90 for each additional \$1000.00, or fraction thereof, to and including \$50,000.00</b>
<b>\$50,000.01 to \$100,000.00</b>	<b>\$638.75 for the first \$50,000.01 plus \$6.88 for each additional \$1000.00, or fraction thereof, to an including \$100,000.00</b>
<b>\$100,000.01 to \$500,000.00</b>	<b>\$982.75 for the first \$100,000.01 plus \$5.50 for each additional \$1000.00, or fraction thereof, to and including \$500,000.00</b>
<b>\$500,000.01 to \$1,000,000.00</b>	<b>\$3182.75 for the first \$500,000.01 plus \$4.68 for each additional \$1000.00, or fraction thereof, to and including \$1,000,000.00</b>
<b>\$1,000,000.01 and up</b>	<b>\$5522.75 for the first \$1,000,000.01 plus \$3.03 for each additional \$1000.00, or fraction thereof.</b>